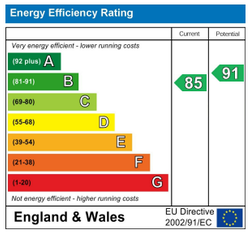
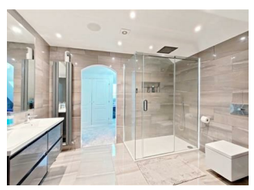
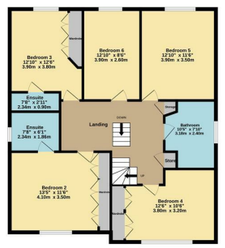


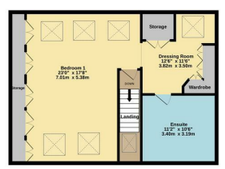


Ground Floor
1100 sq.ft. (102.2 sq.m.) approx.

1st Floor
1092 sq.ft. (101.4 sq.m.) approx.



3rd Floor
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 2914 sq.ft. (270.7 sq.m.) approx.

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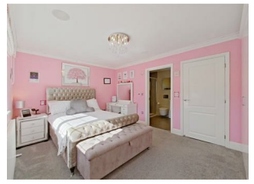

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

DARENTH ROAD

DARTFORD DA1 1LY

Guide price £1,200,000

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Set within a private, gated development just a stone's throw from the David Lloyd Leisure Centre, this exceptional 6/7-bedroom detached family home offers luxury living across three impressive levels. Built just over eight years ago, the property has been finished to a stunning high specification, combining contemporary design with thoughtful, family-friendly spaces.

The heart of the home is the expansive kitchen/diner, beautifully styled with porcelain tiles, integrated appliances, a Zip water tap, and a Control4 AV system offering mood lighting, surround sound, and even a retractable projector screen—perfect for entertaining. Doors open out to a low-maintenance landscaped garden, complete with artificial grass and porcelain tiling, ideal for year-round enjoyment.

Generous living accommodation is offered throughout, including a versatile ground-floor study/bedroom seven, three bedrooms with luxurious en suites, and fitted wardrobes in several rooms. The main bedroom suite commands the entire top floor, featuring a substantial double bedroom, a dressing room with bespoke storage, and a spacious en suite wash room—truly a private retreat.

Further highlights include:
Control4 AV system with music in six bedrooms, kitchen/diner, and garden
Designer radiators throughout
CCTV and fitted alarm system
Parking for 3–4 vehicles
Yearly service charge ensuring the development's upkeep and immaculate presentation

This is a home that offers the very best of modern living in a highly desirable location, blending luxury, comfort, and convenience.

DARENTH ROAD

DARTFORD DA1 1LY

7 BEDROOMS • 2 RECEPTION ROOMS • 4 BATHROOMS

- 6/7 BEDROOM LUXURIOUS DETACHED HOUSE
- IMMACULATE AND HIGH SPEC THROUGHOUT WITH CONTROL4 AV SYSTEM
- 3 EN SUITES/SEPERATE BATHROOM AND DOWNSTAIRS WC
- MAIN BEDROOM OCCUPYING THE WHOLE TOP FLOOR WITH EN SUITE AND EN SUITE DRESSING AREA
- STONES THROW FROM DAVID LLOYDS LEISURE CENTRE
- STUNNING KITCHEN DINER WITH BI FOLD DOORS AND PROJECTOR SCREEN
- PARKING FOR 3/4 VEHICLES WITHIN A GATED DEVELOPMENT
- EPC B
- 2914 SQ FT
- COUNCIL TAX BAND G